081.0	0003	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,004,300 / 1,004,300
					USE VALUE:	1,004,300 / 1,004,300
					ASSESSED:	1,004,300 / 1,004,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOSEFFER LEILA C &	
Owner 2:	PAUL GREGORY F	
Owner 3:		
Street 1:	25 RONALD ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	BARBOSA PEDRO M -
Owner 2:	-
Street 1:	25 RONALD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,086 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 2430 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8086.000	535,400	5,100	463,800	1,004,300
Total Card	0.186	535,400	5,100	463,800	1,004,300
Total Parcel	0.186	535,400	5,100	463,800	1,004,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.29 | /Parcel: 413.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 50429
GIS Ref:
GIS Ref:
Insp Date: 10/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 081.0-0003-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	535,400	5100	8,086.	463,800	1,004,300	1,004,300	Year End Roll	12/18/2019
2019	101	FV	405,800	5100	8,086.	470,400	881,300	881,300	Year End Roll	1/3/2019
2018	101	FV	419,400	5100	8,086.	351,200	775,700	775,700	Year End Roll	12/20/2017
2017	101	FV	419,400	5100	8,086.	318,000	742,500	742,500	Year End Roll	1/3/2017
2016	101	FV	419,400	5100	8,086.	304,800	729,300	729,300	Year End	1/4/2016
2015	101	FV	389,200	5100	8,086.	258,400	652,700	652,700	Year End Roll	12/11/2014
2014	101	FV	389,200	5100	8,086.	245,200	639,500	639,500	Year End Roll	12/16/2013
2013	101	FV	389,200	5100	8,086.	233,200	627,500	627,500		12/13/2012

!6584!

PRINT

Date	Time
12/10/20	21:20:32

LAST REV

Date	Time
07/22/19	14:17:37

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6584

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARBOSA PEDRO M	65746-209		7/17/2015		844,000	No	No		
COLLADO AGUSTIN	36022-581		7/31/2002		600,000	No	No		PAMELA LYNN WHITNEY D.O.D 11/08/2010 (SPOUSE)
MESSINA NANCY/E	29075-33		9/30/1998		316,000	No	No		Y

USER DEFINED

Prior Id # 1:	50429
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/2005	306	Redo Bat	15,000					
2/11/2005	124	Addition	65,000			G6	GR FY06	KIT ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	Inspected	CC	Chris C
10/4/2018	Inspected	CC	Chris C
8/21/2018	MEAS&NOTICE	BS	Barbara S
3/29/2016	SQ Returned	MM	Mary M
12/12/2008	Meas/Inspect	163	PATRIOT
10/4/2005	Fieldrev-Chg	BR	B Rossignol
2/11/2000	Inspected	264	PATRIOT
1/12/2000	Mailer Sent		
1/12/2000	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8086		Sq. Ft.	Site		0	70.	0.82	5									463,808						463,800	

Total AC/HA: 0.18563 | Total SF/SM: 8086 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 463,808 | Spl Credit | Total: 463,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08209872
Const Adj.:	0.99989998
Adj $ / SQ:	135.249
Other Features:	87653
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	561173
Depreciation:	25814
Depreciated Total:	535359

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8		BRs:	4		Baths:	1		HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

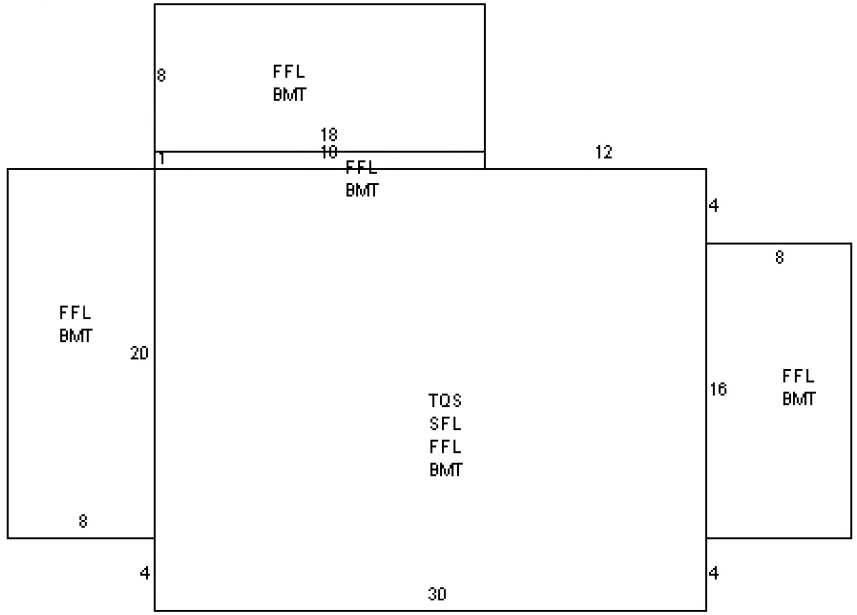
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	163.65
Special Features:	0	Val/Su Net:	148.72
Final Total:	535400	Val/Su SzAd	220.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,170	40.570	47,472
FFL	First Floor	1,170	135.250	158,241
SFL	Second Floor	720	135.250	97,379
TQS	3/4 Story	540	135.250	73,034
	Net Sketched Area:	3,600	Total:	376,126
Size Ad	2430	Gross Are	3780	FinArea 2430

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0003-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	G	GD	1925	32.95	T	30	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100

IMAGE

AssessPro Patriot Properties, Inc